



# VIBETOWN

*Glow Up*

A CITY DESIGNED FOR EVERYONE

# OUR TEAM

*Micah*



Site Planner

*Chris*



Finance Bro

*Grace*



Marketing Guru

*Macey*



Eco Queen

*Laurie*



Neighborhood Bestie

*Kevin*



Intern



# VIBETOWN VISION STATEMENT

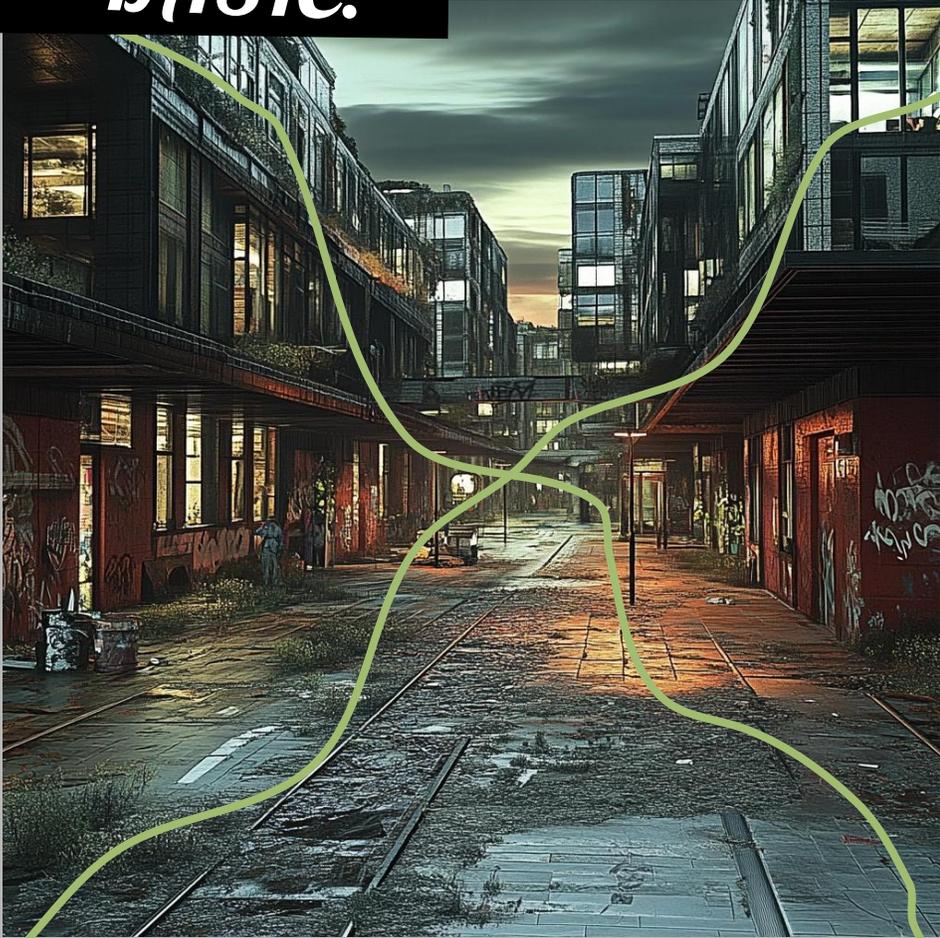
## *A Glow up for urban living*

A **tech-driven**, all-inclusive community supporting sustainability, bringing together mixed-income housing, cutting edge net-zero buildings, and seamless transit access — *no cap*. We're building the city's first EcoDistrict to create spaces where **all ages** and backgrounds can **vibe, connect, and thrive**, inspiring a **fresh generation** to flex their potential in a city designed for **everyone!**



# VIBETOWN

*BASIC.*



*GOAT!*



# VIBETOWN

**ICK.**



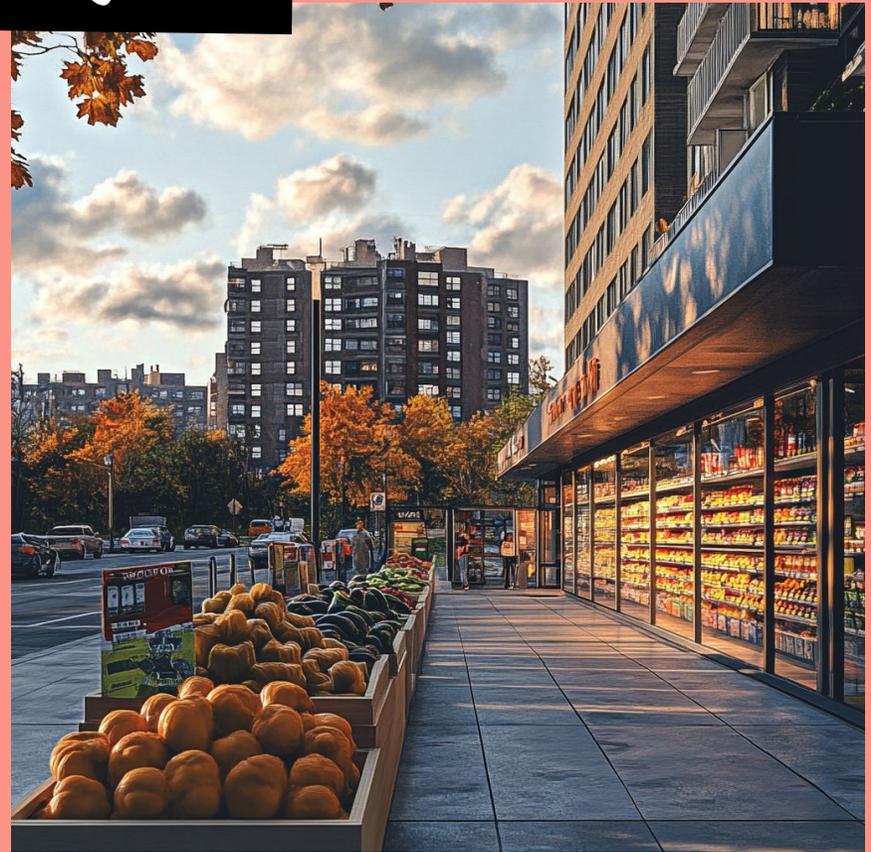
**RIZZ!**

# VIBETOWN



*SUS.*

*SLAPS!*

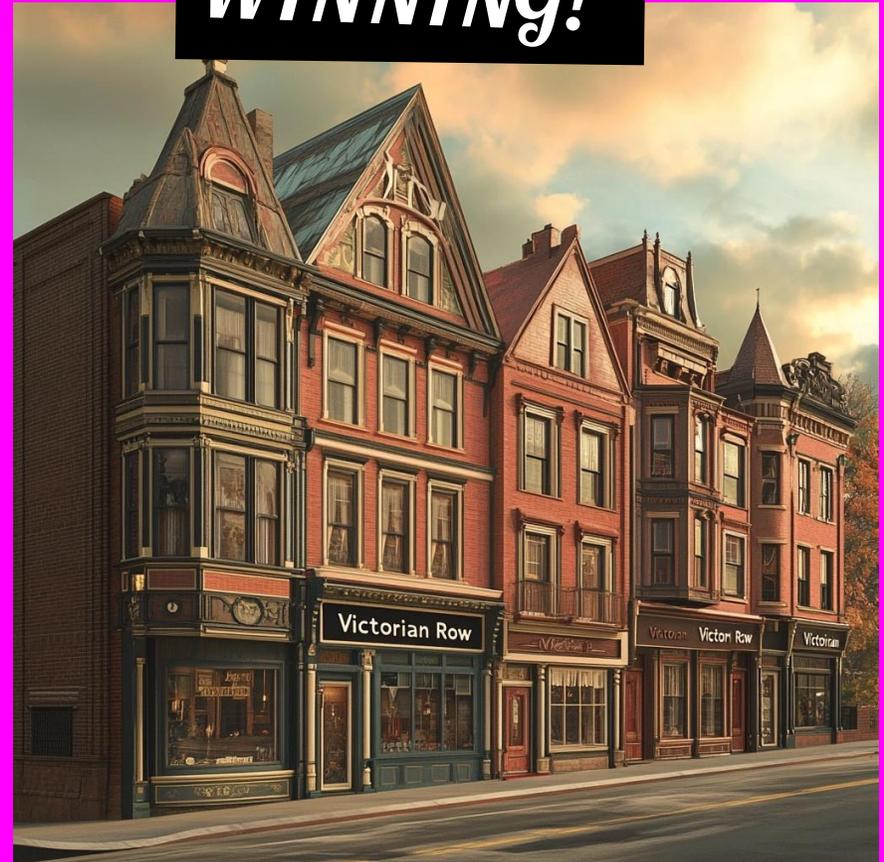


# VIBETOWN



**BLIGHTED.**

**WINNING!**



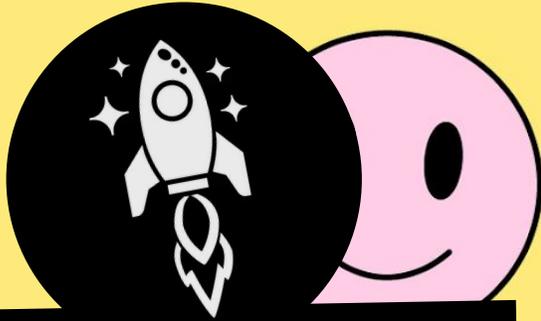
*let's eat*



# KEY DATA POINTS

Dev Rate of Return %	14.5%	Homeless Shelter	New
City Revenue (\$)	\$10.3M	Total Jobs Created	1,423
Affordable Housing (%)	15%	Entry Level Jobs Created	701
Open Space (SF)	40,000 SF	Q-Mart or Supermarket	Supermarket
Net Zero Bldg (%)	45 %	List Any Bldg Types Overbuilt	None

# TARGET TENANTS



## *Incubators*

A cutting edge city seeking cutting edge talent. Where bold ideas create bold companies.

**Work, play, create** – all in one place! Innovate your next world-changing idea in our Class A space. This is where it happens!



## *Grassroots Orgs*

VibeTown is for the people—and the grassroots organizations that help us **thrive**.

Passionate about change? Find your place and amplify your impact in our subsidized office spaces.



## *Erewhon & Farmers Market*

Imagine Hailey Bieber *glow* meets local organic produce.

Erewhon is bussin' with kombucha, mushrooms and Stanley cups. Your **one-stop-shop** for health, wellness, and vibe-worthy essentials.

# MARKET RESEARCH

*Revenue is bussin'*

\$M

30

40

39

15

10

0

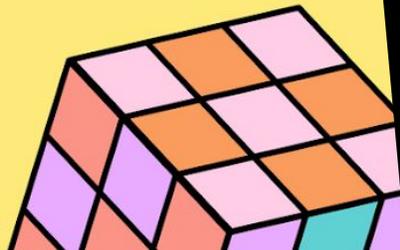
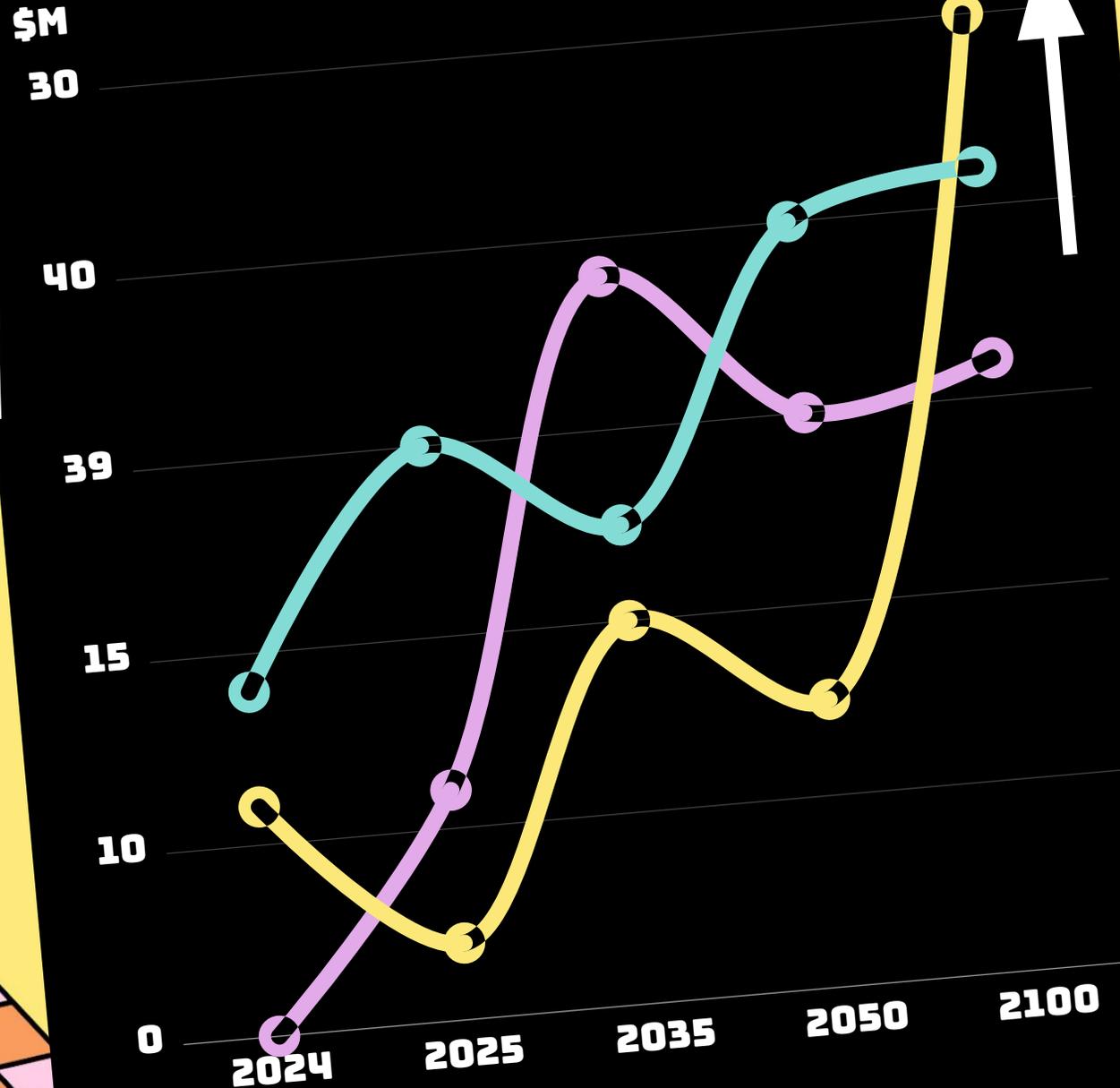
2024

2025

2035

2050

2100



# NEIGHBORHOOD GROUPS

## *New Housing!*

352 new housing units, including 54 affordable (15%) and 108 low income (30%)

## *Job Creation!*

701 new entry level jobs

## *Infrastructure!*

New homeless shelter next to Grace Church

## *Community!*

7,000 sq ft of new community space created

## *Beautification!*

40,000 sq ft of open space

## *Skating!*

New 10,000 sq ft skate park

# ECO DISTRICT

<i>Priorities</i>	<i>Pillars</i>	<i>Evidence</i>
Invest in Decarbonization	Climate protection: Creating a path to lower GHG & carbon emissions	<ul style="list-style-type: none"><li>● 45% Net Zero Bldgs</li><li>● 40,000 SF of Open Space</li><li>● Bike station &amp; public transit</li><li>● Local supermarket</li></ul>
Foster Community	Resilience: Creating spaces and support for everyone in our community	<ul style="list-style-type: none"><li>● 7,000 SF of Community Space w/ Resilience Hub</li><li>● 40,000 SF of Open Space</li><li>● New Homeless Shelter</li></ul>
Support local	Equitable: Creating possibilities for all stakeholders	<ul style="list-style-type: none"><li>● 15% Affordable Housing</li><li>● 701 Entry Level Jobs</li></ul>

